

# **DISABLED ACCESS PLAN REVIEW COMMENTS**

## **SITE DEVELOPMENT & ACCESSIBLE ROUTE OF TRAVEL**

1. Show on site plan the accessible path of travel from parking to building entrance. Show all grade changes, ramps, etc.
2. Provide detectable warning strip 36" wide where a walk crosses or adjoins a vehicular way and the walking surface is not separated by curbs, railing or other approved elements at the following locations: (1133B.8.5).
3. Specify detectable warning product and incorporate a copy of state approval on plan. Provide a detail for pattern and dimensions on plan. If product is not state-approved, incorporate a copy of product warranty onto drawings per department policy CBC 1133B.8.5 (copy available on Building Department web page).
4. Write a note on drawings, "Contractor to provide a detectable warning product sample to the Building Inspector for approval of color contrast with finish surface."

## **ACCESSIBLE PARKING**

5. Provide disabled parking spaces as required by Table 11B-6 for parking lot/structure. (1129B.1)
6. Specify the total number of parking spaces and disabled parking spaces required by Table 11B-6.
7. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance (as near as practical to an accessible entrance). (1129B.1 & 1114B.1.2)
8. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96" wide minimum and shall be designated "van accessible". All such spaces may be grouped on one level of a parking structure. The words, "No parking" shall be painted within the loading area with 12" high letters located where it is visible to parking enforcement official.(1129B.3.2)
9. Accessible parking spaces shall be so located that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own. (1129B.3.3)
10. Curb ramps shall not encroach into any parking space beyond the wheel stop. (1129B.3.3) See figures 11B-18A, B, C; 11B-20A, B, C, D, E.
11. Each parking space reserved for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a profile view of a wheelchair with occupant in white on dark blue background. The sign shall not be smaller than 70 square inches in area and, when in a path of travel, shall be posted at a minimum height of 80" from the bottom of the sign to the parking space finished grade. Signs may also be centered on the wall at the interior end of the parking space. An additional sign or additional language below the symbol of accessibility shall state, "Minimum Fine \$250." (1129B.4, Fig 11B-18A, B & C)
12. Signs to identify accessible parking spaces may also be centered on a wall at the interior end of the parking space at a minimum height of 36" from the parking space finished grade, ground or sidewalk. (1129B.4)
13. Van accessible parking spaces shall have an additional sign or additional language stating "Van Accessible" mounted below the symbol of accessibility. (1129B.4)
14. An additional sign shall also be posted, in a conspicuous place, at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall be not less than 17" by 22" in size with lettering not less than 1" in height, which clearly and conspicuously states the following: (1129B.4):

"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning the Police Dept. (949) 644-3681."

15. The surface of each accessible parking space or stall shall have a surface identification by outlining a profile view of a wheelchair with occupant in white on blue background. The profile view shall be located so that it is visible to a traffic enforcement officer when a vehicle is properly parked in the space and shall be 36" high by 36" wide. (1129B.4, Fig. 11B-18A, B & C)

### **RAMPS (EXTERIOR OR INTERIOR)**

16. The maximum slope of a ramp that serves any exit way, provides access for persons with disabilities, or is in the path of travel shall be 1" rise in 12" of horizontal run. (1133B.5.3)
17. The width of ramps shall be as required for stairways and exits. (1133B.5.2, Fig 11B-38 & 39)
18. Pedestrian ramps serving primary entrances to buildings having an occupant load of 300 or more shall have a minimum clear width of 60". (1133B.5.2)
19. All other pedestrian ramps serving primary entrances shall be a minimum width of 48". (1133B.5.2)
20. Intermediate landings shall be provided at intervals not exceeding 30" of vertical rise and at each change of direction in excess of 30 degrees. (1133B.5.4.1, Fig 11B-38 & 39)
21. Top landings shall be not less than 60" wide and shall have a length of not less than 60" in the direction of ramp run. (1133B.5.4.2, Fig 11B-38 & 39)
22. Doors in any position shall not reduce the minimum dimension of the ramp landing to less than 42" and shall not reduce the required width by more than 3" when fully open. (1133B.5.4.3, Fig 11B-39(b))
23. The width of the landing shall extend 24" past the strike edge of any door or gate for exterior ramps and 18" past the strike edge for interior ramps. (1133B.5.4.4, Fig 11B-39(b))
24. Intermediate landing at a change of direction in excess of 30 degrees and bottom landings shall have a dimension in the direction of ramp run of not less than 72" to accommodate the handrail extension. (1133B.5.4.6, Fig 11B-38)
25. Other intermediate landings shall have a dimension in the direction of ramp run of not less than 60". (1133B.5.4.7 Fig 11B-38)
26. Handrails are required on ramps that provide access if the ramp slope exceeds 1" rise in 20" of horizontal run, except that at exterior door landings, handrails are not required on ramps less than 6" rise or 72" in length. (1133B.5.5.1)
27. Handrails shall be placed on each side of each ramp, shall be continuous the full length of the ramp, shall be 34" to 38" above the ramp surface, shall extend a minimum of 12" beyond the top and bottom of the ramp. The extension may be turned 90° if it creates a hazard or returned smoothly to wall, floor, or post. (1133B.5.5.1 Fig 11B-27(b) & (c))
28. The grip portion of handrails shall be not less than 1-1/4" or more than 1 1/2" nominal diameter, or the shape shall provide an equivalent gripping surface, and all surfaces shall be smooth with no sharp corners. Handrails shall not rotate within their fittings. (1133B.5.5.1, Fig 11B-36)
29. Handrail projecting from a wall shall have a space of 1 1/2" between the wall and the handrail. (1133B.5.5.1, Fig 11B-36)
30. Where the ramp surface is not bounded by a wall, the ramp shall have a guide curb at minimum of 2" in height that shall be provided at each side of the ramp (1133B.5.6.1), or a wheel guide rail shall be provided, centered 3"  $\pm$  1" above the surface of the ramp (1133B.5.6.2).

### **ENTRANCES & EXITS**

31. Every required exit doorway, which is located within an accessible path of travel, shall be of a size as to permit the installation of a door not less than 3' in width and not less than 6'-8" in height. (1133B.1.1.1.1)
32. The space between two consecutive door openings in a vestibule shall provide a minimum of 48" plus the door width when the door is positioned at an angle of 90 degrees from its closed position. Doors in a series shall swing either in the same direction or away from the space between the doors. See Figures 11B-30 & 31 for strike edge clearance. (1133B.2.4.4)

### **DOORS**

33. Latching and locking doors that are hand activated and which are in a path of travel shall be operable with a single effort by lever type hardware, by panic bars, push-pull activating bars, or

other hardware designed to provide passage without requiring the ability to grasp the opening hardware. (1133B.2.5.2)

34. When installed, exit doors shall be capable of opening so that the clear width of the exit is not less than 32". (1133B.1.1.1.1, Fig 11B-5B & 11B-33)
35. Where a pair of doors is utilized, at least one of the doors shall provide a clear, unobstructed opening width of 32" with the leaf positioned at an angle of 90 degrees from its closed position. (1133B.2.3.1)
36. There shall be a level and clear floor or landing on each side of a door. The level area shall have a length in the direction of door swing of at least 60" and the length opposite the direction of door swing of 48" as measured at right angles to the plane of the door in the closed position. (1133B.2.4.2, Fig 11B-26)
37. The width of the level area on the side to which the door swings shall extend 24" past the strike edge of the door for exterior doors and 18" past the strike edge for interior doors. Doors recessed 8" or more require this clearance within the recessed area adjacent to the door. (1133B.2.4.3, Fig 11B-26(a))
38. Provide clear space of 12" past strike edge of the door on the opposite side to which the door swings if the door is equipped with both a latch and a closer. (Fig. 11B-26(a))
39. The floor or landing shall be not more than ½" lower than the threshold of the doorway. (1133B.2.4.1)
40. The bottom 10" of all doors except automatic and sliding shall have a smooth, uninterrupted surface to allow the door to be opened to a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10" high smooth panel shall be installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (1133B.2.6, Fig 11B-29)
41. Maximum effort to operate exterior or interior doors with closers shall not exceed five pounds. This may be increased to 15 pounds for fire-rated doors.

## **STAIRWAYS**

42. Handrails shall extend a minimum of 12" beyond the top nosing and 12" plus the tread width beyond the bottom nosing and ends shall be returned or terminate in newel posts or safety terminals. (1133B.4.2.2, Fig 11B-35 & 37)
43. The orientation of at least one handrail shall be in the direction of the run of the stair and perpendicular to the direction of the stair nosing, and shall not reduce the minimum required width of the stairs. (1133B.4.2.4, Fig 11B-37)
44. The handgrip portion of handrails shall be not less than 1-1/4" or more than 1-1/2" in cross-sectional nominal dimension or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners. Gripping surfaces (top and sides) shall be uninterrupted by newel posts, other construction elements, or obstructions. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. Edges shall have a minimum radius of 1/8. (1133B.4.2.6, Fig 11B-36)
45. The upper approach and the lower tread of each stair shall be marked by a strip of clearly contrasting color at least 2" wide and not more than 4" wide placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The strip shall be of material that is at least as slip resistant as the other treads of the stair. (1133B.4.4, Fig 11B-35)
46. Where stairways occur outside a building, the upper approach and all treads shall be marked by a strip of clearly contrasting color at least 2" wide and not more than 4" wide placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The strip shall be of a material that is at least as slip-resistant as the other treads of the stair. A painted strip shall be acceptable. (1133B.4.4, Fig 11B-35)
47. Open risers are not permitted. (1133B.4.5.3)

## **FIXED OR BUILT-IN SEATING, TABLES & COUNTERS**

48. Where fixed or built-in seating, tables, or counters are provided for the public, and in general employee areas, 5% but never less than 1 must be accessible, as required in Section 1122B. (1122B.1)
49. If seating spaces for people in wheelchair are provided at fixed tables or counters, clear floor space complying with Section 118B.4 shall be provided. Such clear floor space shall not overlap knee space by more than 19". (1122B.2, Fig 11B-13)
50. If seating for people in wheelchairs is provided at fixed tables or counters, knee spaces at least 27" high, 30" wide, and 19" deep shall be provided. (1122B.3, Fig 11B-13)
51. The tops of tables and counters shall be 28" to 34" from the floor or ground. (1122B.4)
52. Where a single counter contains more than one transaction station, such as a bank counter with multiple teller windows or a retail sales counter with multiple cash register stations, at least 5%, but never less than 1, of each type of station shall be located at a section of counter that is at least 36" long and no more than 28" to 34" high. (1122B.4)

## **SIGNS & IDENTIFICATION**

53. All building entrances that are accessible to and usable by persons with disabilities and at every major junction along or leading to an accessible route of travel shall be identified with a sign displaying the International Symbol of Accessibility, and with additional directional signs, as required, to be visible to persons along approaching pedestrian ways. (1117B.5.8.1.2 & 1127B.3)
54. When signs identify permanent rooms and spaces of a building or site, they shall comply with CBC 1117B.5.2; 1117B.5.3; 1117B.5.5; 1117B.5.6; 1117B.5.7
55. Provide tactile exit signage and identify locations on floor plan. Include sign elevation and typical signage text per CBC 1011.3

## **NOTIFICATION APPLIANCES FOR THE HEARING IMPAIRED**

56. Visual warning devices for the hearing impaired are required to be installed (added) within the suite per T-24 requirements under one of the following conditions: (907.9.1 and 1114B.1.1)
  - a. Building is equipped with visual warning devices.
  - b. Existing fire alarm panel can support visual warning devices for the entire building.
  - c. The fire alarm panel is being upgraded to support visual warning devices for the entire building.
  - d. The occupancy group is changing.
57. Approved notification appliances for the hearing impaired shall be installed in accordance with the provisions of NFPA 72 in the following areas: (1114B.1.1 and 907.9.1.1)
  - a. Sanitary facilities, including restrooms, bathrooms and shower rooms.
  - b. Corridors
  - c. Music practice rooms
  - d. Band rooms
  - e. Gymnasiums
  - f. Multipurpose rooms
  - g. Occupational shops
  - h. Occupied rooms where ambient noise impairs hearing of the fire alarm
  - i. Lobbies
  - j. Meeting rooms
  - k. Classrooms
58. Notification appliances for the hearing impaired shall also be provided with the following: Placement that results in the lowest of a minimum of 80" (2 meters) above the floor or 6" (0.15 meter) below the ceiling. (NFPA 72, Sec 4-3.5.1)
59. Strobe spacing to comply with NFPA table 4-4.4.1.1(a) for wall-mounted and table 4-4.4.1.1(b) for ceiling-mounted strobes.

60. When strobes are added or relocated, add the following note to the drawings. Strobes in the same room and all strobe visible from the same location shall be synchronized to flash simultaneously.

### **ASSEMBLY OCCUPANCIES**

61. Provide seats/spaces for people using wheelchairs. (1104B.3, Table 11B-1)

### **DINING, BANQUET & BAR FACILITIES**

62. Wheelchair access shall be provided in all areas where a different type of functional activity occurs. (1104B.5.3)
63. Provide seats/spaces for people using wheelchairs (at least one space for each 20 seats, with at least one space per functional area) integrated with general seating to avoid having one area specifically highlighted as the area for person with disabilities. (1104B.5.4)
64. Access to disabled seating shall be provided with main aisles not less than 36" in clear width. (1104B.5.4)
65. Food service aisles shall be a minimum of 36" in clear width with a preferred width of 42" where passage of stopped wheelchairs by pedestrians is desired. Tray slides shall be mounted no higher than 34" above the floor. If self-service shelves are provided, a reasonable portion must be within the ranges shown in Fig. 11B-16. (1104B.5.5)

### **SALES FACILITIES**

66. Employees' workstations shall be located on accessible levels and shall be sized and arranged to provide access to employees in wheelchairs. (1110B.1.2)
67. The customer side of sales and checkout stations shall be accessible. (1110B.1.2)
68. Where fitting or dressing rooms are provided for male or female customers, patients, employees, or the general public, 5 percent, but never less than one, of dressing rooms for each type of use in each cluster of dressing rooms shall be accessible by providing the following: (1117B.8)
- a. Entry doors conforming to the requirements of Section 1133B.2 and aisles leading to such doors conforming to Section 1133B.6.1 & 1133B.6.2.
  - b. Full-length mirrors at least 18" wide by 54" high, the bottom of which is no higher than 20" from the floor, and mounted in a position affording a view to a person on the bench as well as to a person in a standing position.
  - c. Clothing hooks located no higher than 48" from the floor.
  - d. A 24" by 48" bench mounted to the wall along the longer dimension of the room 17" to 19" above the floor with a clear space alongside the bench to allow a person using a wheelchair to make a parallel transfer onto the bench. The structural strength of the bench and attachments shall comply with Section 1115B.8.

### **ELEVATOR**

- 69.

### **SANITARY FACILITIES (GENERAL)**

70. Doorways leading to men's sanitary facilities shall be identified by an equilateral triangle ¼" thick with edges 12" long and a vertex pointing upward. Women's sanitary facilities shall be identified by a circle ¼" thick and 12" in diameter. (1115B.6)
71. Unisex sanitary facilities shall be identified by a circle ¼" thick, 12" in diameter, with a ¼" thick triangle superimposed on the circle and within the 12" diameter. (1115B.6)
72. Geometric (circle & triangle) symbols on sanitary facility doors shall be centered on the door at a height of 60" and their color and contrast shall be distinctly different from the color and contrast of the door. (1115B.6)

**NOTE:** See also Section 1117B.5.7 for additional wall-mounted signage requirements applicable to sanitary facilities.

### **SINGLE ACCOMMODATION SANITARY FACILITIES**

- 73.

### **MULTIPLE ACCOMMODATION SANITARY FACILITIES**

74.

### **BATHING FACILITIES**

75.

### **DOCUMENTATION OF UNREASONABLE HARDSHIP**

76. Provide documentation of unreasonable hardship for providing full compliance for. Please fill out attached form and pay the applicable fee at the Building Department permit counter prior to resubmittal.

### **ADDITIONAL CORRECTIONS:**

77.

78.

79.